

WARRANTY DEED

021270

KNOW ALL MEN BY THESE PRESENTS, that We, **THEODORE BROWN** and **JEAN BROWN** of Waterville, County of Kennebec and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration

PAID BY JEAN BROWN the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land situated on the northerly side of the Trafton Road, so-called the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin found on the northerly right of way line of said Trafton Road at the southeasterly corner of land described in the deed of Ellery D. Batchelder, Sr., et al. to Gregory G. Cormier et al., said deed dated July 7, 1981, and recorded in the Kennebec County Registry of Deeds Book 2401, Page 207; thence by the following courses and distances, to wit:

1. North Forty-three Degrees, Thirty-nine Minutes, Forty-six Seconds East (N 43° 39' 46" E) along the easterly line of the land owned by said Cormier, a distance of One Hundred Fifty and 00/100ths (150.00) feet to a point on said line; thence
2. South Fifty-eight Degrees, Forty-nine Minutes, Zero Seconds East (S 58° 49' 00" E) along a southerly line of land to be retained by the grantors herein, a distance of Two Hundred and 00/100ths (200.00) feet to a point; thence
3. South Forty-three Degrees, Thirty-nine Minutes, Forty-five Seconds West (S 49° 39' 45" W) along a westerly line of land to be retained by the grantors herein, a distance of One Hundred Fifty and 00/100ths (150.00) feet to a point on the northerly right of way line of said Trafton Road; thence
4. North Sixty Degrees, One Minute, Fifty-three Seconds West (N 60° 01' 53" W) along the northerly right of way line of said Trafton Road, a distance of One Hundred Ninety-one and 35/100ths (191.35) feet to an angle point in said right of way line; thence

NO TRANSFER
TAX PAID

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5. North Thirty-three Degrees, Forty-seven Minutes, Twenty-two Seconds West (N 33° 47' 22" W) along the northerly right of way line of said Trafton Road, a distance of Nine and 59/100ths (9.59) feet to the iron pin found at the point of beginning.

The above described parcel, contains Twenty-nine Thousand, Seven Hundred (29,700) square feet, more or less, or Zero and 682/1000ths (0.682) acres. The bearings and distances called in the foregoing description are derived from survey work performed in 1980 and 1981 for Bernice Pelotte by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132. Bernice Pelotte is a predecessor in title to the grantors herein.

Being a part of the premises described in the deed of Ellery D. Batchelder, Sr., et al. to the grantors herein said deed dated June 22, 1981 and recorded in the Kennebec County Registry of Deeds Book 2400, Page 240.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said **JEAN BROWN**, her heirs and assigns, to her and their use and behoof forever.

AND We do covenant with the said Grantee, her heirs and assigns that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said **JEAN BROWN**, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said **THEODORE BROWN** and **JEAN BROWN**, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above-described premises, have hereunto set our hands and seals this 15th day of August, 1995.

Signed, Sealed and Delivered
in the presence of

Stephen F. Higgins

Kathleen A. Cunningham

STEPHEN F. HIGGINS
NOTARY PUBLIC, STATE OF MAINE
COMMISSION EXPIRES MARCH 16, 2000

Theodore Brown
Theodore Brown

Jean Brown
Jean Brown

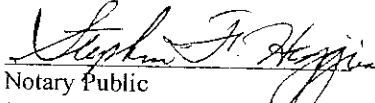


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STATE OF MAINE
Kennebec, ss.

Then personally appeared the above-named **THEODORE BROWN** and **JEAN BROWN** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

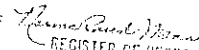

Notary Public

STEPHEN F. HIGGINS
Printed Name



STEPHEN F. HIGGINS
NOTARY PUBLIC, STATE OF MAINE
COMMISSION EXPIRES MARCH 16, 2000

RECEIVED KENNEBEC SS.
95 SEP 13 AM 9:00

ATTEST: 
REGISTER OF DEEDS

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